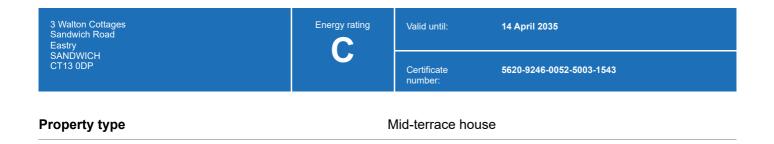
# **Energy performance certificate (EPC)**



46 square metres

# Rules on letting this property

Properties can be let if they have an energy rating from A to E.

**Total floor area** 

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## **Energy rating and score**

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- · the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, partial insulation (assumed)	Average
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, limited insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 231 kilowatt hours per square metre (kWh/m2).

About primary energy use

## How this affects your energy bills

An average household would need to spend £668 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £181 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### **Heating this property**

Estimated energy needed in this property is:

- 4,711 kWh per year for heating
- 1,632 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is C. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### **Carbon emissions**

#### An average household produces

6 tonnes of CO2

#### This property's potential production

0.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1:	<b>Party</b>	wall	insulation
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Typical installation cost	£300 - £600
Typical yearly saving	£24
Potential rating after completing step 1	70 C

## Step 2: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£71
Potential rating after completing steps 1 and 2	73 C

### Step 3: Low energy lighting

Typical installation cost	£50
Typical yearly saving	£46
Potential rating after completing steps 1 to 3	75 C

### Step 4: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£40
Potential rating after completing steps 1 to 4	77 C

## Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£480
Potential rating after completing steps 1 to 5	91 B

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates

### Help paying for energy saving improvements

• Heat pumps and biomass boilers: Boiler Upgrade Scheme

### Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Thomas Hague
Telephone	01304626457
Email	thomashague@hiveeas.co.uk

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme Quidos Limited		
Assessor's ID	QUID210103	
Telephone	01225 667 570	
Email	info@quidos.co.uk	

#### About this assessment

Type of assessment	► <u>RdSAP</u>
Date of certificate	15 April 2025
Date of assessment	15 April 2025
Assessor's declaration	No related party

# Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <a href="mailto:mhclq.digital-services@communities.gov.uk">mhclq.digital-services@communities.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)

Give feedback (https://forms.office.com/e/KX25htGMX5) Service performance (/service-performance)

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